

Document No. 4846-13
12/18/86

MEMORANDUM

DECEMBER 18, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-seven zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	2	1		
Back Bay				
Beacon Hill				
Charlestown		1		
Chinatown				
City Proper				
Dorchester	1			
East Boston	4	1		
Fenway				
Government Center				
Hyde Park	4			1
Jamaica Plain		2		
Kenmore				
Mattapan				
North End				
Roslindale	2			
Roxbury		1		1
South Boston		2		
South Cove				
South End	1	1		1
West Roxbury		1		

Brighton

Denial Z-9378. 8 Colliston Road. Basement apartment.
Approval Z-9375. 1267-1269 Commonwealth Avenue. Existing apartment.
Approval Z-9374. 47 Wallingford Road. Two-family dwelling; additions.
Denial

Charlestown

Denial Z-9360. 79 Green Street. Change to two-family dwelling, dormer addition.

Dorchester

Approval Z-9358. 7 Cushing Avenue. Five apartments.

East Boston

Approval Z-9346. 15 Moore Street. Retaining wall.
Approval Z-9377. 537 Bennington Street. Porch enclosures.
Denial Z-9365. 452 Bremen Street. Car wash additions.
Deferral Z-9375. 118 Lexington Street. Addition to dwelling.
Approval Z-9395. 443A-443 Meridian Street. Four-family dwelling, store to
Denial office.

Hyde Park

Approval Z-9373. 16 Farrar Avenue. Addition to one-family dwelling.
Approval Z-9376. 18 MacDonald Street. Addition to one-family dwelling.
Approval Z-9379. 64 Stanbro Street. Family room addition.
Approval Z-9390. 32 Everett Street. Two-family dwelling.
Deferral Z-9370- 2-12 Oakwood Street. Density and siting issues.
9372.

Jamaica Plain

Denial Z-9356. 9R Germania Street. Excessive size of garage.
Denial Z-9361- 42-48 Woodlawn Street. Four-family dwellings.
9362.

Roslindale

Approval Z-9391. 91 Maynard Street. One-family dwelling.

Approval Z-9396. 44 Maynard Street. Two-family dwelling.

Roxbury

Deferral Z-9368. 54 Woodbine Street. Address issues.

Denial Z-9369. 38 Woodbine Street. Inappropriate development.

South Boston

Denial as Submitted Z-9386. 339 K Street. Dormer additions.

Denial as Submitted Z-9397. 506 East Broadway. Eight apartments.

South End

Deferral Z-9367. 524 Columbus Avenue. Meet with community groups.

Approval Z-9380. 1154 Washington Street. Eight apartments and arts training center.

Denial Z-9344. 51 East Springfield Street. Density, parking.

West Roxbury

Denial w/o Prejudice Z-9363. 5204-5206 Washington Street. Appliance parts store.

BOARD OF APPEAL REFERRALS

December 18, 1986

Hearing

1.	Z-9344	1/6/86	Stephen A. Magliocco 51 East Springfield Street, Boston
2.	Z-9346	1/6/86	Mario Montemurro 15 Moore Street, East Boston
3.	Z-9356	1/6/86	Mercede Terrones 9R Germania Street, Jamaica Plain
4.	Z-9357	1/6/86	1267-1269 Commonwealth Avenue Condominium Trust 1267-1269 Commonwealth Avenue Allston
5.	Z-9358	1/6/86	H & P Management Corporation 7 Cushing Avenue, Dorchester
6.	Z-9360	1/6/86	SMA, Inc. 79 Green Street, Charlestown
7.	Z-9361-9362	1/6/86	Jeffrey R. Riklin 42-44 & 46-48 Woodlawn Street Jamaica Plain
8.	Z-9363	1/6/86	A P Management, Inc. 5204-5206 Washington Street West Roxbury
9.	Z-9365	1/6/86	James Rosatto 452 Bremen Street, East Boston
10.	Z-9367	1/6/86	Howard Olikier 524 Columbus Avenue, Boston
11.	Z-9368	1/6/86	Richard Becker 54 Woodbine Street, Roxbury
12.	Z-9369	1/6/86	Allen Curry 38 Woodbine Street, Roxbury
13.	Z-9370-9372	1/6/86	Petros Polyzos 2-12 Oakwood Street Hyde Park
14.	Z-9373	1/6/86	Michael Everett 16 Farrar Avenue, Hyde Park
15.	Z-9374	1/6/86	Anil Sakhuja 47 Wallingford Road, Brighton

BOARD OF APPEAL REFERRALS

December 18, 1986

Hearing

16.	Z-9375	1/6/86	Anthony R. & Ann Marie Costanzo 118 Lexington Street, East Boston
17.	Z-9376	1/6/86	Mark Mahoney 18 MacDonald Street, Hyde Park
18.	Z-9377	1/6/86	Melchior Armata 537 Bennington Street, East Boston
19.	Z-9378	1/6/86	Boris Yamnitsky 8 Colliston Road, Brighton
20.	Z-9379	1/13/86	Robert Hickox 64 Stanbro Street, Hyde Park
21.	Z-9380	1/13/86	Boston Redevelopment Authority 1154-1160 Washington Street Boston
22.	Z-9386	1/13/86	Marie Sullivan 339 K Street, South Boston
23.	Z-9390	1/13/86	David & Joan Murphy 32 Everett Street, Hyde Park
24.	Z-9391	1/13/86	William Hoppe 91 Maynard Street, Roslindale
25.	Z-9395	1/13/86	Joseph & Christopher Mario 443A-443 Meridian Street East Boston
26.	Z-9396	1/13/86	Lee Trench 44 Maynard Street, Roslindale
27.	Z-9397	1/6/86	Brian P. Foley 506 East Broadway, South Boston

MEMORANDUM

December 18, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/6/86 Z-9344
Stephen A. Magliocco
51 East Springfield Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from four to five apartments.

Violation(s): Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9344,
Stephen A. Magliocco, 51 East Springfield Street,
Boston, for three variances for change of occupancy
from four to five apartments in an apartment (H-2)
district, the Boston Redevelopment Authority
recommends denial. Density and off-street parking
are primary concerns. Community is opposed.



Z-9344 51 EAST SPRINGFIELD ST, BOSTON

Hearing: 1/6/86 Z-9346
Mario Montemurro
15 Moore Street
East Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect seven-foot high retaining wall.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9346, Mario Montemurro, 15 Moore Street, East Boston, for variance to erect seven-foot high retaining wall in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Appellant has already constructed the retaining wall which will prevent soil from sliding into the parking space on the side of the house. The impacts of this construction appear negligible. The Authority strongly recommends that appellant consider a vegetative barrier/buffer on the top of the wall instead of the proposed chain link fence in order to soften the hard-edged appearance of the side yard created by the construction of the retaining wall.

Z-9346 15 MOORE ST, EAST BOSTON



Board of Appeal Referrals

12/18/86

Hearing: 1/6/86 Z-9356
Mercede Terrones
9R Germania Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect accessory two-car garage.

Violation(s): Accessory building more than 25 percent of rear yard.

VOTED: In reference to petition Z-9356, Mercede Terrones, 9R Germania Street, Jamaica Plain, for variance to erect accessory two-car garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Appellant has not submitted reasons to justify excessive size of proposed garage. Abutter is opposed.



Z-9356 9 GERMANIA ST, JAMAICA PLAIN

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86 Z-9357
Trustees of 1267-1269 Commonwealth
Avenue Condominium Trust
1267-1269 Commonwealth Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 20 to 21 apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9357, Trustees of
1267-1269 Commonwealth Avenue Condominium Trust,
1267-1269 Commonwealth Avenue, Boston, for forbidden
use and three variances for change of occupancy
from 20 to 21 apartments in an apartment (H-1)
district, the Boston Redevelopment Authority
recommends approval. Apartment, formerly used
by superintendent existing for several years.
Rear yard will be paved for off-street parking.



Z-9357

1267-1269 COMMONWEALTH AVE, ALLSTON

Hearing: 1/6/86 Z-9358
H & P Management Corporation
7 Cushing Avenue
Dorchester

Site: 2½-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from two-family dwelling and
lodging house to five apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9358, H & P Management Corporation, 7 Cushing Avenue, Dorchester, for three variances for change of occupancy from two-family dwelling and lodging house to five apartments in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Site contains a vacant 2½-story structure in need of extensive renovation. Proposal will not expand or alter the structure. Surrounding neighborhood consists of similar multifamily dwellings. Apartment units are consistent with those existing in the neighborhood.



7 CUSHING AVE, DORCHESTER

Hearing: 1/6/86 Z-9360
SMA, Inc.
79 Green Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling;
erect rear dormer addition.

Violation(s): Insufficient lot area, open space, and rear yard.
Excessive floor area ratio.

VOTED: In reference to petition Z-9360, SMA, Inc., 79 Green Street, Charlestown, for four variances for change of occupancy from one- to two-family dwelling and erect rear dormer addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The structure is half of a duplex which is one story with a basement at least 50 percent above grade. The floor area of the proposed basement unit is no more than 344 square feet. The second unit would occupy the first floor and the attic space which, with the dormer addition, would house two bedrooms. The basement unit is unacceptable in size. A more efficient use of this structure might be to leave the attic space as is and combine the first floor and basement for a single unit. With the basement being more than 50 percent above grade, that space would be better integrated into the first-floor unit. A dormer addition to just half of a duplex structure is inappropriate.



Z-9360 79 GREEN ST, CHARLESTOWN

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86 Z-9361-9362
Jeffrey R. Riklin
42-44 & 46-48 Woodlawn Street
Jamaica Plain

Site: Two three-story structures

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy of two structures each from three-
to four-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9361-9362,
Jeffrey R. Riklin, 42-44 & 46-58 Woodlawn Street,
Jamaica Plain, for six variances for change of
occupancy of two structures each from three- to
four-family dwelling in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends denial. Three-family neighborhood.
Building itself is consistent with those surrounding
it. Conversion would create an unwanted precedent.
No off-street parking. Abutter is opposed.

Z-9361-9362

42-48 WOODLAWN ST, JAMAICA PLAIN



Hearing: 1/6/86 Z-9363
A P Management, Inc.
5204-5206 Washington Street
West Roxbury

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Legalize occupancy as appliance parts and erect
one-story addition.

Violation(s): Retail store is conditional use.

Extension of nonconforming use.

VOTED: In reference to petition Z-9363, A P Management, Inc., 5204-5206 Washington Street, West Roxbury, for conditional use and extension of nonconforming use to legalize occupancy as appliance parts and erect one-story addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. While use is reasonable for the property, the metal addition is inappropriate and should be redesigned with respect to siting, materials, and consistency with adjacent building as well as neighboring structures. This is a visible intersection and rehabilitation of this property is significant to the community. Appellant should meet with West Roxbury Neighborhood Association. Truck deliveries must be reviewed.



Z-9363 5204-5206 WASHINGTON ST, WEST ROXBURY

Hearing: 1/6/86 Z-9365
James Rosatto
452 Bremen Street
East Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Erect two one-story additions to car wash structure.

Violation(s): Extension of nonconforming use.

Insufficient rear yard.

VOTED: In reference to petition Z-9365, James Rosatto, 452 Brement Street, East Boston, for extension of nonconforming use and variance to erect two one-story additions to car wash structure in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Appellant proposes to erect a concrete block addition and block building to be used as four self-service car wash bays. The car wash is located at the northern edge of Day Square which is a heavily congested area as traffic is funneled into the Square from McClellan Highway or coming from Winthrop onto Bennington Street. Day Square has also become a busy commercial area hosting a blend of small restaurants and local businesses. Expansion of the car wash would exacerbate the traffic congestion in this area. In addition, during the discussion of the Day Square subdistrict, the Planning and Zoning Advisory Committee identified a car wash as the type of use that is inappropriate for the Square given the auto and pedestrian access problems and the type of commercial/retail mix that exists and should be encouraged within the Square.



Z-9365

452 BREMEN ST, EAST BOSTON

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86 Z-9367
Howard Olikier
524 Columbus Avenue
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Erect three rear porch additions and roof deck
addition to five-unit apartment structure.

Violation(s): Excessive floor area ratio.
Restricted roof structure district.

VOTED: In reference to petition Z-9367, Howard Olikier,
524 Columbus Avenue, Boston, for two variances
to erect three rear porch additions and roof deck
addition to five-unit apartment structure in an
apartment (H-2) district, the Boston Redevelopment
Authority recommends deferral until appellant
meets with the South End Historical Society,
Claremont Neighborhood Association, and abutters
to review plans and address any issues.



Z-9367 524 COLUMBUS AVE, BOSTON

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86 Z-9368
Richard Becker
54 Woodbine Street
Roxbury

Site: Vacant land

District(s): Local business (L-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, open space, side,
and rear yards.

VOTED: In reference to petition Z-9368, Richard Becker, 54 Woodbine Street, Roxbury, for five variances to erect a two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. Proposal has not adequately addressed off-street parking, front and side yard setbacks, and exterior treatment of the structure. Off-street parking is critical along Woodbine Street, a densely inhabited area and parking is at a premium. The lot is short, very narrow and the construction must mitigate the side yard encroachment on the neighboring properties. The front yard setback, although not a zoning violation, should be consistent with the established setback along Woodbine Street. Treatment of the front facade should also be compatible with the general character of the street. Because there are other vacant lots on Woodbine Street, a neighborhood meeting must be held in order for the residents to be aware of the possible future development in the area.



Z-9368

54 WOODBINE ST, ROXBURY

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86 Z-9369
Allen Curry
38 Woodbine Street
Roxbury

Site: 4,100 Square feet of vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three attached townhouses.

Violation(s): Insufficient lot area, width, side, rear yards,
and off-street parking.

VOTED: In reference to petition Z-9369, Allen Curry, 38 Woodbine Street, Roxbury, for five variances to erect three attached townhouses in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The appeal at 38 Woodbine Street is for the construction of a triplex structure 54' x 27' on 4,100 square feet of land. The proposed townhouse would be situated lengthwise on a 4,10 square foot lot with front entrances facing the side yards of neighboring residences and no provisions for off-street parking. Woodbine Street is densely populated with scattered vacant lots. Currently, the housing stock on the street and surrounding neighborhood is being renovated and upgraded and any new development must be sensitive to the scale and character of the existing structures including density and off-street parking of the surrounding neighborhood. Woodbine Street is in need of properly planned developments to prevent the problems which have occurred in the past and Authority and appellant should meet with the neighborhood residents to address and resolve issues.



Z-9369

38 WOODBINE ST, ROXBURY

Hearing: 1/6/86 Z-9370-9372
Petros Polyzos
2-12 Oakwood Street
Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect three two-family dwellings.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, front, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9370-9372, Petros Polyzos, 2-12 Oakwood Street, Hyde Park, for three forbidden uses and twelve variances to erect three two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with Authority and neighborhood residents to review plans and address density and siting issues.



Z-9370-9372 2-12 OAKWOOD ST, HYDE PARK

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86 Z-9373
Michael Everett
16 Farrar Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story addition to one-family dwelling.

Violation(s): Excessive height of building.

Insufficient rear yard.

VOTED: In reference to petition Z-9373, Michael Everett, 16 Farrar Avenue, Hyde Park, for two variances to erect two-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Family room and garage addition will not extend existing violations nor impact abutters. Neighbors have expressed support.



Z-9373 16 FARRAR AVE, HYDE PARK

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86 Z-9374
Anil Sakhuja
47 Wallingford Road
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

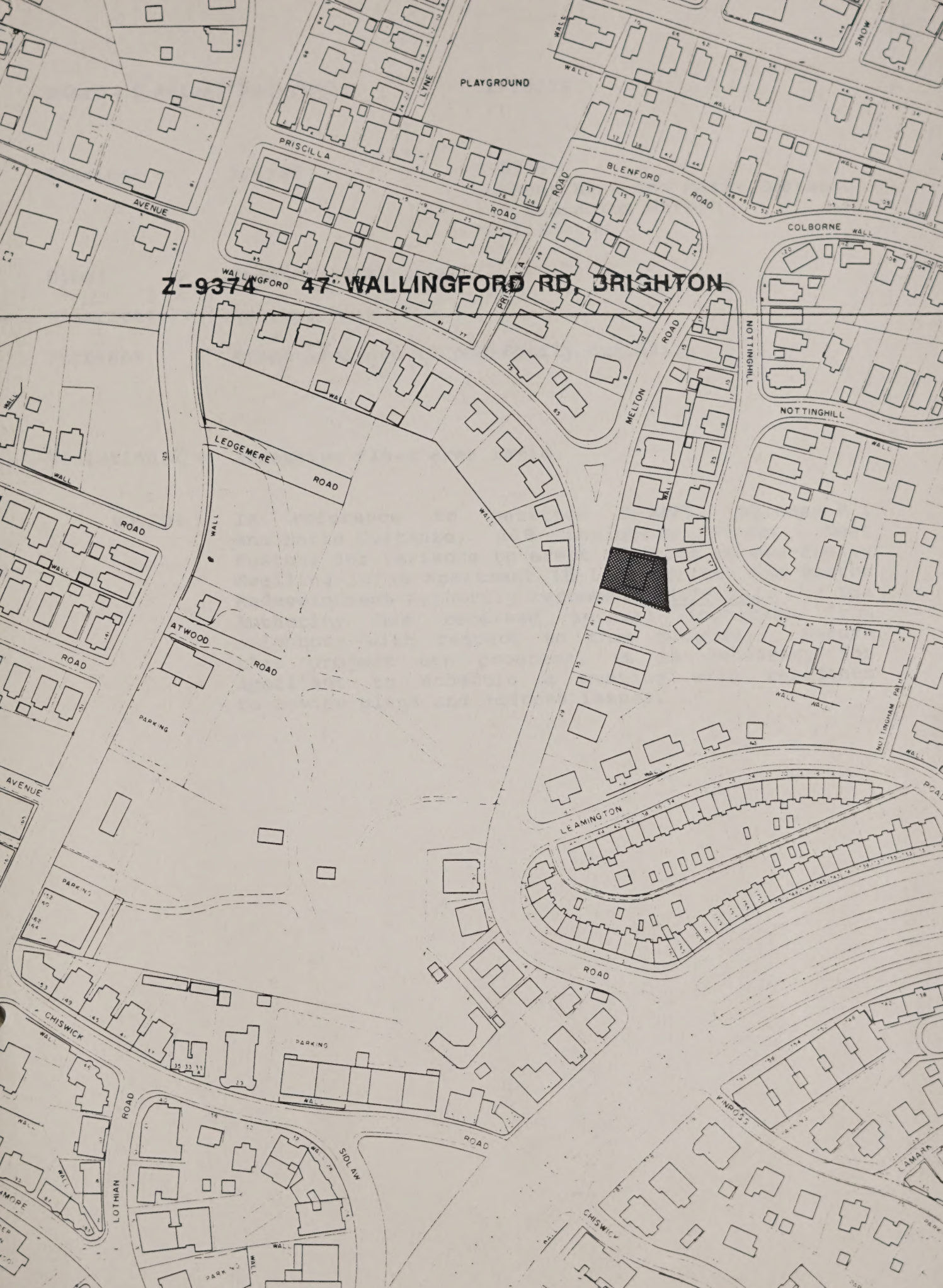
Purpose: Change occupancy from one- to two-family dwelling;
erect two rear additions.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, rear yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9374, Anil Sakhuja, 47 Wallingford Road, Brighton, for forbidden use and four variances for change of occupancy from one- to two-family dwelling and erect two rear additions in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval of change of occupancy and denial of two additions. Large seventeen-room structure; two-family occupancy existing several years. Illegal additions have reduced rear yard.



Z-9374 47 WALLINGFORD RD, BRIGHTON

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86

Z-9375

Anthony R. & Ann Marie Costanzo
118 Lexington Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9375, Anthony R & Ann Marie Costanzo, 118 Lexington Street, East Boston, for variance to erect addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The Authority has received several inquiries from neighbors with respect to this proposal. Before this project can progress, it is necessary for appellant to schedule a meeting with residents to review plans and address issues.



Z-9375

118 LEXINGTON ST, EAST BOSTON

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86

Z-9376
Mark Mahoney
18 MacDonald Street
Hyde Park

Site: One-story structure

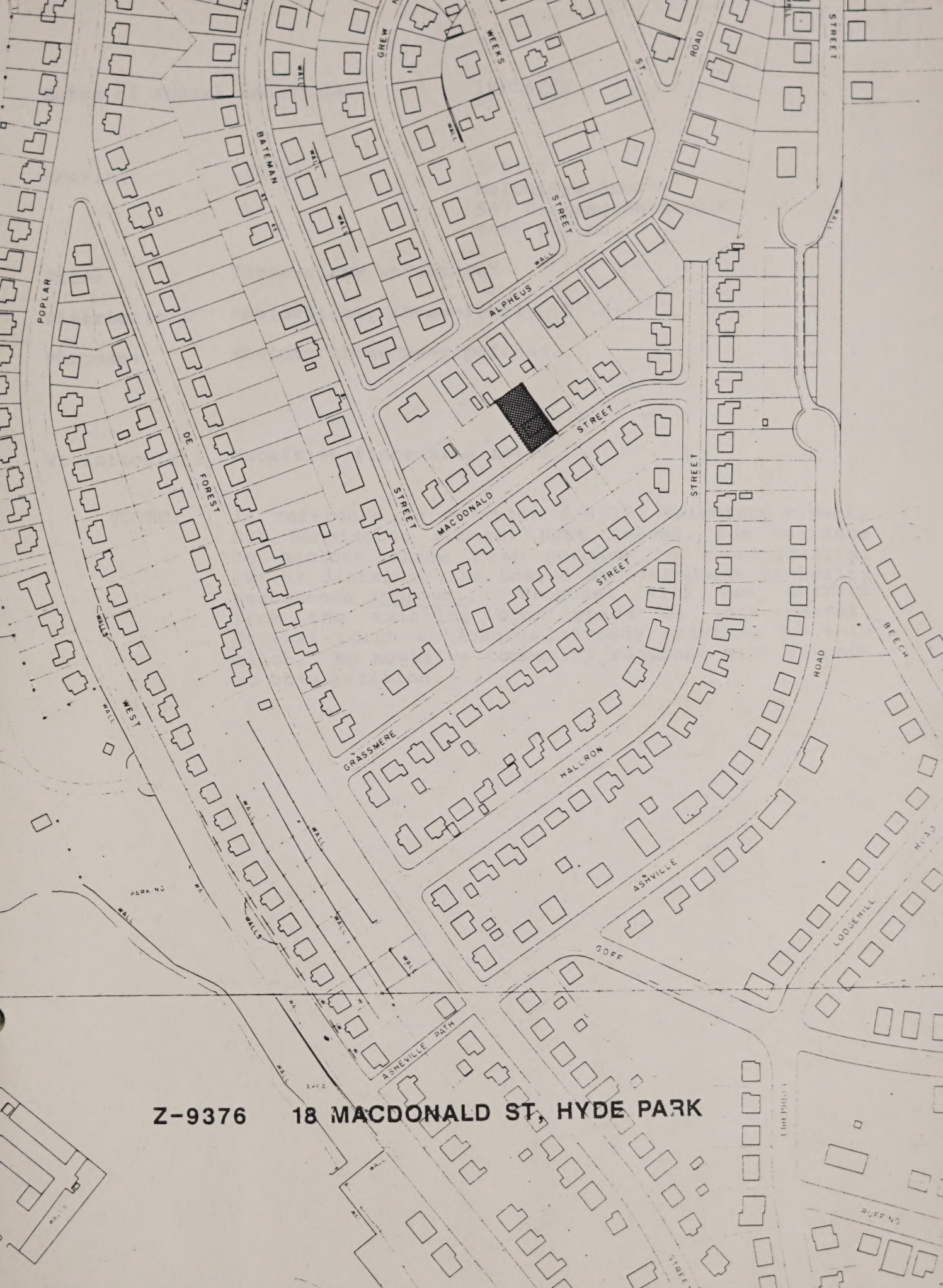
District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-9376, Mark Mahoney, 18 MacDonald Street, Hyde Park, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval.
Second-floor addition. Side yard violation existing; front yard deficiency minimally increased--one foot.

Z-9376 18 MACDONALD ST, HYDE PARK



Z-9376

18 MACDONALD ST, HYDE PARK

Board of Appeal Referrals

12/18/86

Hearing: 1/6/86 Z-9377
Melchiore Armata
537 Bennington Street
East Boston

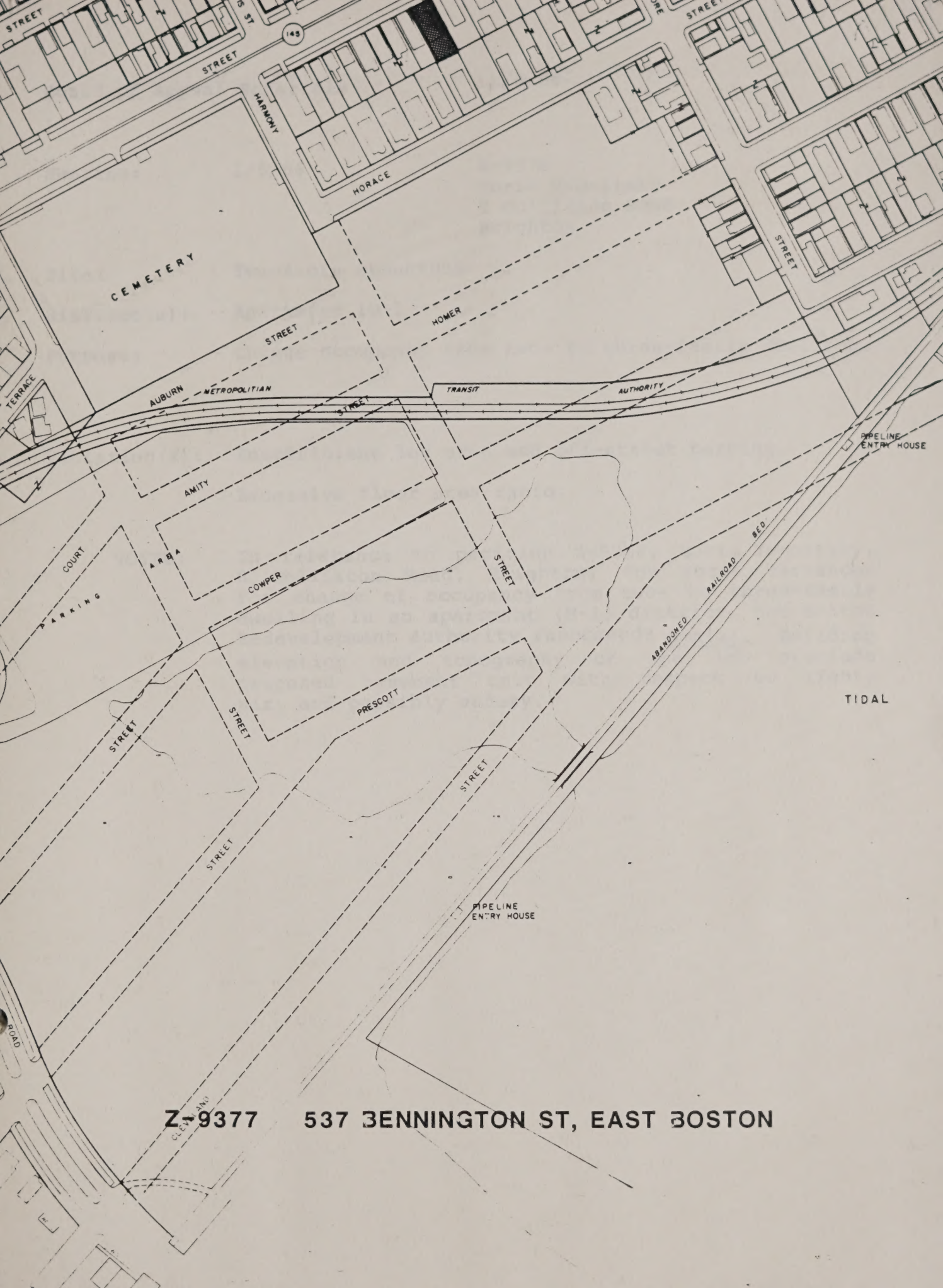
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose three rear porches.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9377, Melchiore Armata, 537 Bennington Street, East Boston, for variance to enclose three rear porches in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal will not detract from the existing open space on this parcel. Several porch enclosures already existing on this block. No negative community response with respect to this petition.



Z-9377

537 BENNINGTON ST, EAST BOSTON

Board of Appeal Referrals

12/8/86

Hearing: 1/6/86 Z-9378
Boris Yamnitsky
8 Colliston Road
Brighton

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-9378, Boris Yamnitsky, 8 Colliston Road, Brighton, for three variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Building elevation and topography of the lot preclude proposed basement unit with respect to light, air, and possibly safety.

Z-9378

8 COLLISTON ST, BRIGHTON



Board of Appeal Referrals

12/18/86

Hearing: 1/13/86

Z-9379
Robert Hickox
64 Stanbro Street
Hyde Park

Site:

District(s): Single-family (S-.5)

Purpose: Erect family room and deck additions to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9379, Robert Hickox, 64 Stanbro Street, Hyde Park, for variance to erect family room and deck additions to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Family room addition. Minimal violation. Sufficient rear yard remaining--35½ feet.

Z-9379

64 STANBRO ST, HYDE PARK



Hearing: 1/13/86 Z-9380
Boston Redevelopment Authority
Boston City Lights
1154-1160 Washington Street
Boston

Site: Six-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from stores and office to eight apartments and performing arts training center.

Violation(s): Multifamily dwelling is conditional use.
Adult education center is conditional use.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9380, Boston Redevelopment Authority, 1154-1160 Washington Street, Boston, for two conditional uses and two variances for change of occupancy from stores and office to eight apartments and performing arts training center and erect one-story addition in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Boston City Lights has received final designation from the Authority to develop the vacant former multi use structure and has negotiated agreement with nearby facility to lease eight off-street parking spaces for residents and use of the lot during evening events--performances sponsored by City Lights. Open space violation is mitigated by close proximity of Peter's Park, one of the South End's larger parks.



Z-9380 1154 WASHINGTON ST. BOSTON

Hearing: 1/13/86 Z-9386
Marie Sullivan
339 K Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Erect front and rear shed dormer additions to three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient front yard.

VOTED: In reference to petition Z-9386, Marie Sullivan, 339 K Street, South Boston, for two variances to erect front and rear shed dormer additions to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial as submitted. The purpose of the dormer additions is to allow expansion of finished space in the attic to accommodate two bedrooms. The structure itself is one in a row of structures with a distinct architectural style, specifically with the dormers in front. The plans submitted do not give an adequate presentation of the proposed dormer additions. Given the architectural character of this and adjacent buildings, a front dormer expansion would be disruptive to the architectural style of the row structures. The possibility of a rear dormer could be considered if appropriate plans with sufficient detail are developed.

Z-9386

339 K ST, SOUTH BOSTON

BROADWAY



Board of Appeal Referrals

12/18/86

Hearing: 1/13/86 Z-9390
David C. & Joan Murphy
32 Everett Street
Hyde Park

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-9390, David C. & Joan Murphy, 32 Everett Street, Hyde Park, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Two-family dwelling existing for many years is consistent with character of residential neighborhood.



Z-9390 32 EVERETT ST, HYDE PARK

Board of Appeal Referrals

12/18/86

Hearing: 1/13/86

Z-9391
William Hoppe
91 Maynard Street
Roslindale

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, front yard, and
off-street parking.

VOTED: In reference to petition Z-9391, William Hoppe, 91 Maynard Street, Roslindale, for four variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that off-street parking be provided; that plans inclusive of off-street parking be submitted to the Authority for design review approval. Immediate neighborhood is a mix of one- and two-family homes. Violations exclusive of off-street parking are characteristic of the area.

Z-9391 91 MAYNARD ST, ROSLINDALE

Streets shown: CANTEBURY, GREEN, PLANET, MAYNARD, PINE DALE, PERKINS STREET, STAR STREET, MANSUR STREET, CLIFFMONT, LITTLEDALE STREET, MANHATTAN STREET, EASTER STREET.

Property lots are numbered, and some are labeled with 'G HSE' (Greenhouse) and 'WALL'.

Board of Appeal Referrals

12/18/86

Hearing: 1/13/86 Z-9395
Joseph & Christopher Mario
443A-443 Meridian Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family and store to four-family dwelling and office.

Violation(s): Office is forbidden use.
Insufficient lot and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9395, Joseph & Christopher Mario, 443A-443 Meridian Street, East Boston, for forbidden use and three variances for change of occupancy from two-family dwelling and store to four-family dwelling and office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval of change of occupancy from two to four apartments and denial of conversion of store to office. This end of Meridian Street, near the Chelsea Bridge, is heavily trafficked. However, unlike the other end of the corridor, this area is consistently residential in character at the street level. The use of the first floor as office space is forbidden in a residential district and would disrupt this residential block. Although there are several commercial/retail uses located on Meridian Street, they are generally located on the corners or near the Central Square commercial area. Additional residential units are an appropriate use for this site and will not create a negative impact upon the surrounding residents.

443-443A MERIDIAN ST, EAST BOSTON

443-443A MERIDIAN ST, EAST BOSTON

Board of Appeal Referrals

12/18/86

26

Hearing: 1/13/86

Z-9396
Lee Trench
44 Maynard Street
Roslindale

Site: 2½-Story structure

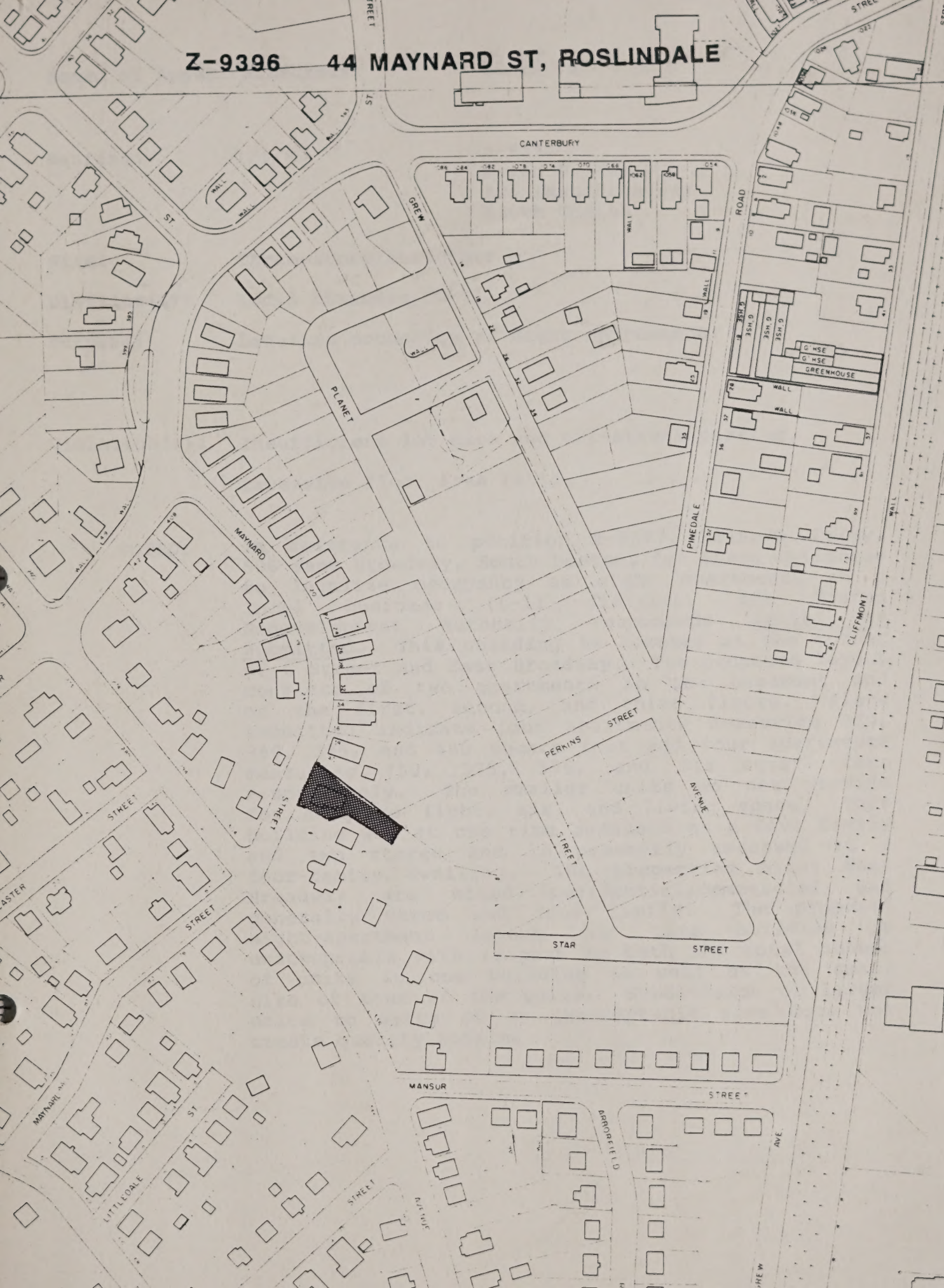
District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

VOTED: In reference to petition Z-9396, Lee Trench, 44 Maynard Street, Roslindale, for forbidden use for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that off-street parking be provided. Neighborhood is a mix of one- and two-family dwellings. Adequate lot area to support two units and off-street parking.

Z-9396 44 MAYNARD ST, ROSLINDALE



Hearing: 1/6/86 Z-9397
Brian P. Foley
506 East Broadway
South Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as eight apartments.

Violation(s): Insufficient lot area and off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-9397, Brian P. Foley, 506 East Broadway, South Boston, for three variances to legalize occupancy as eight apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends denial as submitted. This building is located at the corner of G Street and East Broadway. The proposed layout consists of two apartments in the basement and on the first, second, and third floors. Plans submitted indicate four apartments measuring 330, 360, 385, and 400 square feet and four apartments measuring 750, 575, 575, and 575 square feet respectively. The smaller units do not provide for adequate light, air, and living space. This building was at one time assessed as a five family and two stores and is presently assessed as a four-family dwelling. The properties along East Broadway are mixed residential/commercial and generally three and four family. The proposed eight-apartment layout for this building is unacceptable with respect to both the total number of units in one building as well as the small size of four of the units. Subdivision of larger units to units of an unacceptable size does not create quality housing.



Z-9397

506 EAST BROADWAY

SOUTH BOSTON

